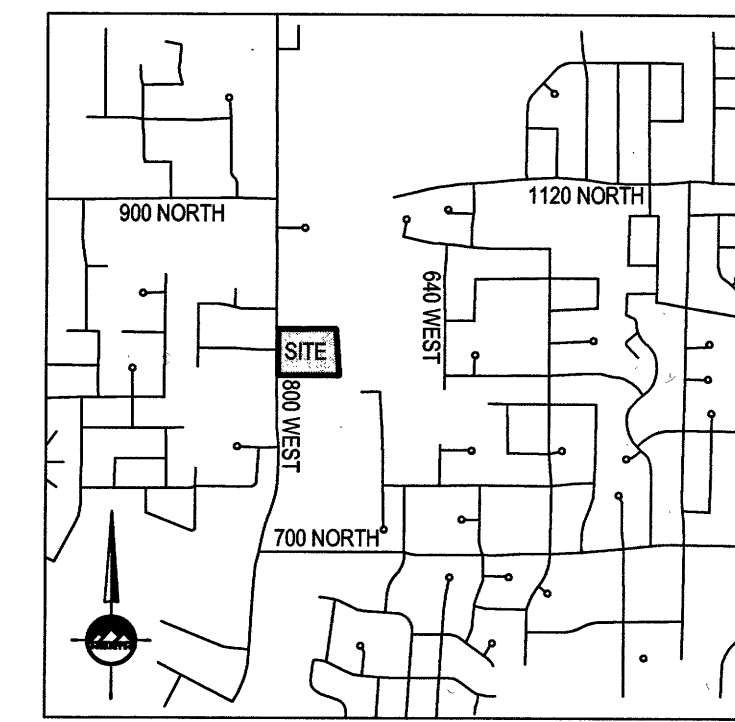


MITCHELL MEADOWS PLAT 'C'

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING RA-1 & R1-12000



VICINITY MAP
NO SCALE

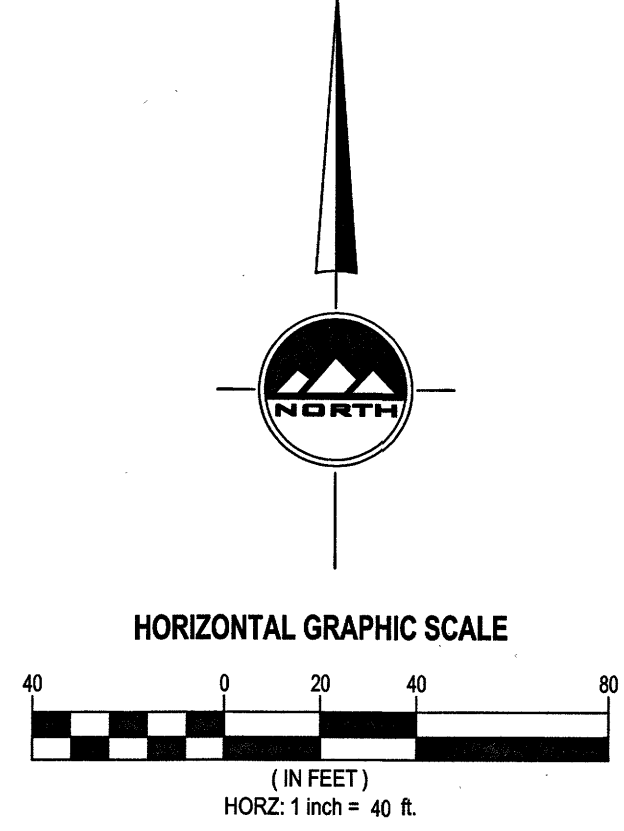
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.52'	89°49'25"	S44°59'47"E	21.18'
C2	15.00'	23.56'	90°00'33"	S45°09'15"W	21.21'
C3	15.00'	20.75'	79°14'30"	S39°28'17"E	19.13'
C4	60.00'	92.99'	88°47'40"	N34°41'39"W	83.96'
C5	60.00'	52.38'	50°00'55"	N34°42'41"E	50.73'
C6	60.00'	68.95'	65°50'44"	S87°21'29"E	65.22'
C7	15.00'	9.27'	35°24'22"	N72°08'18"W	9.12'
C8	15.00'	23.61'	90°10'36"	S45°04'24"W	21.24'

BUILDING SETBACKS	R1-A ZONE:	R1-12000 ZONE:
FRONT YARD	30 FEET	30 FEET
REAR YARD	30 FEET	30 FEET
SIDE YARD	8 FEET / 18 FEET COMBINED SIDE (CORNER LOT) 20 FEET	8 FEET / 18 FEET COMBINED SIDE (CORNER LOT) 20 FEET

JEFFREY LYNN MITCHELL (ET AL)
12:056.0134

DANIEL L. RICHARDS
12:056.0082

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



16090
DEVELOPER
G.A.R. PROPERTIES
8966 NORTH 6800 WEST
AMERICAN FORK, UTAH 84003
DAN RICHARDS

- LEGEND**
- SECTION CORNER
 - EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
 - EASEMENTS
 - PUBLIC UTILITY EASEMENT & ROCKY MOUNTAIN POWER EASEMENT
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - STREET LIGHT
 - F.E. FOOTING ELEVATION

- SENSITIVE LAND OVERLAY ZONE NOTES:**
- THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE AMERICAN FORK CITY SENSITIVE LAND OVERLAY ZONE ORDINANCE AND ITS LATEST AMENDMENT.
 - ALL GROUNDWATER DRAINS WITHIN THIS PROJECT ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION OR THE PROPERTY OWNER IT SERVES.
 - EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION BY THE CITY ENGINEER AND THE PROJECT'S GEOTECHNICAL ENGINEER TO EVALUATE ANY POTENTIAL NEGATIVE IMPACTS OF THE GROUNDWATER TABLE AT THE TIME OF ISSUING A BUILDING PERMIT.
 - EACH LOT TO CONFORM TO THE PRECISE GRADING SHEET AS APPROVED BY THE ENGINEERING DIVISION AND FILED WITH THE BUILDING DIVISION.
 - NO FOOTING, EAVES, WINDOW WELLS OR OTHER IMPROVEMENTS CONNECTED TO STRUCTURES ARE ALLOWED TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT.
 - THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.
 - RECORDED ENTRY No. _____
 - THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF COLLAPSIBLE SOILS WITHIN THE BUILDABLE AREA, ROAD IMPROVEMENTS AND UNDERGROUND UTILITIES.
 - MINIMUM FOOTING ELEVATIONS OR BASEMENT RESTRICTIONS AS APPROPRIATE.
 - EMERGENCY VEHICLE ACCESS MUST BE MAINTAINED YEAR ROUND.
- NOTES:**
- HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
 - OFF-SET PINS TO BE PLACED ON THE BACK OF THE CURB AND 1/2"x2" REBAR WITH THE SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
 - BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL:
 - ASPHALT PAVING IS INSTALLED
 - FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
 - PARK-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER OR H.O.A.
 - NO DRIVEWAYS ALLOWED ALONG 900 WEST STREET.
 - PARCEL A WILL BE OWNED AND MAINTAINED BY DANIEL L. RICHARDS AND HIS SUCCESSORS AND ASSIGNS.

SURVEYOR'S CERTIFICATE
I, DOUGLAS J. KINSMAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER: 334575.
I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I FURTHER CERTIFY THAT PER TITLE REPORT SUPPLIED BY MERIDIAN TITLE COMPANY, UNDER COMMITMENT NO. 239508, DATED EFFECTIVE JUNE 3, 2016 AT 8:00 A.M., EVERY EXISTING RIGHT OF WAY EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND FOR THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
Beginning at the southwest corner of Lot 111 of Mitchell Meadows Plat 'B' recorded August 31, 2016 as Entry No. 84235.2016 in the Utah County Recorder's Office, said point is also located on the east line of 900 West Street, being North 0°16'00" West 1673.94 feet along the quarter section line and East 51.04 feet from the South Quarter Corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running:
thence South 89°51'02" East 407.42 feet along the south line of said Plat, to an existing barb wire fence;
thence South 2°37'27" East 481.77 feet along said barb wire fence;
thence North 89°50'29" West 471.30 feet;
thence North 0°14'04" East 51.51 feet;
thence South 88°57'31" East 41.73 feet, to the east line of said 900 West Street;
thence North 0°01'04" West 424.17 feet along said east line, to the Point of Beginning.
Contains 203,706 Square Feet or 4.676 Acres and 9 Lots

ENT 53715:2018 Map # 16090
FEB 7, 2018
JEFFREY SMITH
UTAH COUNTY RECORDER
2018 Jun 06 3:20 PM FEE 40.00 \$1.25
RECORDED FOR AMERICAN FORK CITY
Douglas J. Kinsman
License no. 334575

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 3 DAY OF April, A.D. 20 18

Daniel L. Richards
DANIEL L. RICHARDS
G.A.R. MEDICAL AND MANAGEMENT INC.
A UTAH CORPORATION

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH) S.S.
COUNTY OF Utah)
ON THE 3 DAY OF April, A.D. 20 18, Daniel L. Richards PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE President OF G.A.R. Medical and Management Inc. AND THAT HE HAS SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: 09/15/19
NAME: Daniel L. Richards NOTARY PUBLIC
NO. 12345678 RESIDING IN UT COUNTY

INDIVIDUAL ACKNOWLEDGMENT
STATE OF UTAH) S.S.
COUNTY OF Utah)
ON THE 3 DAY OF April, A.D. 20 18, Daniel L. Richards PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY AND THAT HE EXECUTED THE SAME.
MY COMMISSION EXPIRES: 09/15/19
NAME: Daniel L. Richards NOTARY PUBLIC
NO. 12345678 RESIDING IN UT COUNTY

INDIVIDUAL ACKNOWLEDGMENT
STATE OF UTAH) S.S.
COUNTY OF Utah)
ON THE 3 DAY OF April, A.D. 20 18, Daniel L. Richards PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY AND THAT HE EXECUTED THE SAME.
MY COMMISSION EXPIRES: 09/15/19
NAME: Daniel L. Richards NOTARY PUBLIC
NO. 12345678 RESIDING IN UT COUNTY

APPROVAL BY LEGISLATIVE BODY
THE City Council OF American Fork COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 14 DAY OF May, A.D. 20 17

Blaine MAYOR
Stacy Kall CITY COUNCIL MEMBER
Barbara Gustafson CITY COUNCIL MEMBER
Kevin James CITY COUNCIL MEMBER
Clark CITY COUNCIL MEMBER
Andrew CITY ENGINEER (SEE SEAL BELOW)
Julie CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 18 DAY OF October, A.D. 20 17
BY THE AMERICAN FORK CITY PLANNING COMMISSION

Adrian PLANNER
John PLANNING COMMISSION CHAIRMAN

BASIS OF BEARING
THE BASIS OF BEARING IS BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF NORTH 00°07'18" WEST.

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49030C025C, EFFECTIVE SEPTEMBER 25, 2009.

MITCHELL HOLLOW IRRIGATION COMPANY
APPROVED THIS _____ DAY OF _____, 20____
BY THE MITCHELL HOLLOW IRRIGATION COMPANY.

WATER AND SEWER AUTHORITY APPROVAL
APPROVED THIS 27th DAY OF March, 2018
BY THE WATER AND SEWER AUTHORITY.

MITCHELL MEADOWS PLAT 'C'
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOWLE
Phone: 435.843.2090
CEGAR CITY
Phone: 435.865.9493
RICHFIELD
Phone: 435.896.2563

PROJECT NUMBER: 6055A
MANAGER: P. HARRIS
DRAWN BY: J. JOHNSON
CHECKED BY: P. HARRIS
DATE: 2/1/18

SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
CLERK-RECORDER SEAL

SEC 10 T5S R1E TU 060 D9